



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 86]

HYDERABAD, WEDNESDAY, APRIL 24, 2019.

NOTIFICATIONS BY GOVERNMENT

---x---

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE
SITUATED AT GUTTALABEGUMPET (V), SERILINGAMPALLY (M) - CONFIRMATION.

[G.O.Ms.No. 41, Municipal Administration & Urban Development (Plg.I(1)), 15th April, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the CDA Master Plan vide G.O.Ms.No.538, MA, dt:29.01.2001, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No's. 5 & 6 in Sy.Nos. 40 & 41 situated at Guttalabegumpet (V), Serilingampally (M) to an extent of 757.42 Sq.mtrs. which is presently earmarked for Residential Use Zone in the CDA Master Plan vide G.O.Ms.No.538, MA, dt:29.01.2001 is now designated as Commercial use zone, **subject to the following conditions:**

- a) The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, Dated: 07.04.2012.
- b) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under.
- c) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- d) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- e) CLU shall not be used as proof of any title of the Land.
- f) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- g) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

- h) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- i) The applicant shall handover the area affected by proposed Master Plan road before undertaking any development on the site under reference.
- j) The applicant shall handover the area affected under proposed master plan road to the local body at free of cost through registered gift deed before undertaking any development in the site under reference.
- k) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- l) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.40(P) of Guttala Begumpet (V).

SOUTH : Sy.No.40(P) of Guttala Begumpet (V).

EAST : Sy.No.40(P) of Guttala Begumpet (V).

WEST : Sy.No.40(P) of Guttala Begumpet (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE OF KONDAPUR (V) & KOTHAGUDA (V), SERILINGAMPALLY (M), R.R. DISTRICT - CONFIRMATION.

[G.O.Ms.No. 42, Municipal Administration & Urban Development (Plg.I(1)), 15th April, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan of Esrstwhile HUDA-2021 of Ramchandrapuram zone segment vide G.O.Ms.No.288, MA, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot Nos. 37, 38, 39 & 44 in part of Sy.Nos.19, 20, 21, 22, 24, 25,50, 51 of Kondapur (V) & 29(P), 31(P) & 33(P) of Kothaguda (V) to an extent of 5954.00 Sq.mtrs. (net site area 5252.00 Sq.mtrs) Serilingampally (Mandal) Rangareddy District which is presently earmarked for Residential use zone in the notified HUDA Masterplan vide G.O.Ms.No.288, MA, dt: 03.04.2008 is now designated as Commercial Use zone, **subject to the following conditions:**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- b) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- c) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- d) CLU shall not be used as proof of any title of the land.
- e) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- f) Consideration for CLU does n't confer any title over the land.
- g) The change of land use does not bar any public agency including HMDA/Local Authority to acquire for any public purpose as per law.

h) The applicant shall handover the road affecting area 702.00 Sq.mtrs. for widening of proposed 60.00 mtrs. wide road to the local body at free of cost by way of registered gift deed and the same before release of the permission from HMDA.

SCHEDULE OF BOUNDARIES

North : 40'-0" wide road.

South : Harsha Toyota commercial building.

East : 40'-0" wide road.

West : 200'-0" Gachibowli to Miyapur road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT ROAD NO. 14, BANJARA HILLS, HYDERABAD - CONFIRMATION.

[G.O.Ms.No. 43, Municipal Administration & Urban Development (I 1), 15th April, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Revised Development Plan (Master Plan) of Erstwhile MCH Area Circle.No.10 (Old Circle.No.5), as required by sub-section (1) of the said section.

VARIATION

The site in Premises No.8-2-311/C/1 situated at Road No.14, Banjara Hills, Hyderabad to an extent of 693.04 Sq.Mtrs., which is presently earmarked for Open space Zone in the Notified Revised Development Plan (Master Plan) of Erstwhile MCH Area Circle No. 10 (Old Circle No.5) is now designated as Residential use zone, **subject to the following conditions:**

- a) The applicant shall obtain prior permission from HMDA / GHMC before undertaking any development in the site under reference.
- b) The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owners/applicants shall develop the roads free of cost as may be required by the local authority.
- d) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling. Act, 1976 and A.P. Agriculture Ceiling Act.
- e) The owners/applicants are solely responsible for any mis-representation with regard to ownership/title, U.L.C. clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use/relaxation proposed.
- f) The change of land use shall not be used as the proof of any title to the land.
- g) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- h) After demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities shall be obtained before approaching the Municipal Authorities for obtaining permission.

SCHEDULE OF BOUNDARIES

NORTH	:	Existing 40'-0" wide BT road which proposed as 80'-0" wide road in the master plan road No. 10 of Banjara Hills.
SOUTH	:	Existing Ground + 2 upper floors Residential building bearing premises No. 8-2 -311/C/2 of Road No.14, Banjara Hills.
EAST	:	Existing Ground + 2 upper floor Residential Building bearing premises No. 2-31 /E/1 of Road No.14, Banjara Hills.
WEST	:	Existing 30'-0" wide B.T road is now proposed to 40'-0" wide in Master Plan.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT KONDAPUR (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 44, Municipal Administration & Urban Development (Plg.I(1)), 16th April, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged Notified Master Plan of erstwhile HUDA-2021 (HMDA) vide G.O.Ms.No.288, MA, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.63/P situated at Kondapur (V), Serilingampally (M), Ranga Reddy District to an extent of 7733 Sq.mtrs. (net area after deducting the HT line area and road affected area is 5175.13 Sq.mtrs) which is presently earmarked for Residential zone in the Notified Master Plan of Erstwhile HUDA-2021 (HMDA) vide G.O.Ms.No.288, MA, dt:03.04.2008, is now designated as Commercial use zone, **subject to the following conditions:**

- a) The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, Dt: 07.04.2012 with respect to HT line passing through the site under reference.
- b) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- c) The applicant shall handover the area affected under proposed 60 Mtrs. wide Master Plan road and HT line road area to GHMC at free of cost through Registered Gift Deed before undertaking any development on the site under reference.
- d) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- e) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
- g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- h) The change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- i) After demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for obtaining permission.

- j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- k) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/ title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- l) CLU shall not be used as proof of any title of the Land.
- m) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- n) The Change of land use does not bar any public agency including HMDA/ Local Authority to acquire land for any public purpose as per law.
- o) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

North : Sy.No.63 (P) of Kondapur (V).

South : Sy.No.63 (P) of Kondapur (V).

East : Proposed 60 mtrs. wide Master Plan road and Sy.Nos.61 part & 62 part of Kondapur (V).

West : Sy.No.63 (P) of Kondapur (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KHARMANGHAT (V), SAROORNAGAR (M), R.R. DISTRICT - CONFIRMATION.

[G.O.Ms. No. 45, Municipal Administration & Urban Development (Plg.I(1)), 16th April, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the erstwhile HUDA area for Hayathnagar Zone Segment-2021 vide G.O.Ms.No.288, MA, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site is Sy.Nos.313/P & 314/P of Kharmanghat (V), Saroornagar (M), R.R. Dist to an extent of 4308.05 Sq. Mtrs, which is presently earmarked for Residential zone as per the erstwhile HUDA Master Plan for Hayathnagar zone segment which was approved by the Government vide G.O.Ms.No.288, MA, dt:03.04.2008 is now designated as Commercial use zone, **subject to the following conditions:**

- a) The applicant shall handover the Master Plan road affected area if any to the local body through Registered Gift Deed at free of cost.
- b) The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, dt. 07-04-2012 and in G.O.Ms.No. 288, MA, Dt. 03-04-2008.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects, ULC aspects if any litigation occurs the CLU orders will be withdrawn without any notice.
- e) If there is any Court case pending in the Court of Law the applicant / developer shall be responsible for settlement of the same and if any Court orders against the applicant / developer, the approved CLU

orders will be withdrawn and deemed to be have been cancelled without any notice and action will be taken as per Law.

- f) The Government reserves the right to cancel the CLU orders if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g) The change of land use / orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- h) The Conversion charges / CLU charges are not paid within 30 days the orders of CLU will be withdrawn without any further notice.
- i) The applicant shall not disturb the natural position of nala / canal if any passing through the site.
- j) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- k) The CLU does not bar any public agency including HMDA / local authority to acquire land for any public purpose as per Law.
- l) The applicant has to submit the Revenue sketch showing the exact location of site in the applied Sy.Nos, before issue of final orders.

SCHEDULE OF BOUNDARIES

North : Owners land of Commercial belt area in Sy.Nos.313 & 314 of Karmanghat Village and 60 Mtrs. wide proposed Master Plan road.

South : Sy.No.315 of Karmanghat Village.

East : Sy.No.2 of Karmanghat Village.

West : Existing 40 feet wide BT road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN MALLAPUR (V), UPPAL (M), R.R. DISTRICT - CONFIRMATION.

[G.O.Ms.No. 46, Municipal Administration & Urban Development (Plg.I(I)), 16th April, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the erstwhile HUDA area for Moulali Zone Segment-2021 vide G.O.Ms.No.288, MA, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot Nos.1 to 8 in Sy.Nos. 9/P, 10, 11, 12/P & 23/P of Mallapur (V), Uppal (M), R.R. Dist., to an extent of 1948.11 Sq.Mtrs. which is presently earmarked for Residential zone as per the Master Plan for Erstwhile HUDA area for Moulali Zone Segment-2021 which was approved by the Government vide G.O.Ms.No.288, MA, dt: 03.04.2008, is now designated as Commercial use zone, **subject to the following conditions:**

- a) The applicant shall handover the Master Plan road affected area if any to the local body through registered gift deed at free of cost.
- b) The applicant shall comply all the conditions laid down in G.O.Ms.No.168, MA, dated: 07.04.2012 and in the G.O.Ms.No. 288, dt: 03.04.2008.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects, ULC aspects, if any litigation occurs, the CLU orders will be withdrawn without any notice.

- e) If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- f) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- h) The CLU does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- i) The Development / Conversion charges / CLU charges are not paid within thirty days, the orders of CLU will be withdrawn without any further notice.
- j) The applicant shall not disturb the natural position of the nala / channel if any passing through the site.
- k) The applicant has to fulfill any other conditions as may be imposed by the competent Authority.

SCHEDULE OF BOUNDARIES

North : Existing 30 feet wide HUDA approved internal layout road (which is in Katcha surface).

South : Existing 100 feet wide BT road (same road is proposed as 30 mts. /100'-0" wide in the notified Master Plan).

East : Existing Residential Houses.

West : Existing 40 feet wide BT surface road.

ARVIND KUMAR,

Principal Secretary to Government.

—X—